

# Monthly Local Market Update for August 2025

A Research Tool Provided by Illinois REALTORS®



## Chicago Metro Area

Includes Cook, DeKalb, DuPage, Grundy, Kane, Kendall, Lake, McHenry and Will Counties

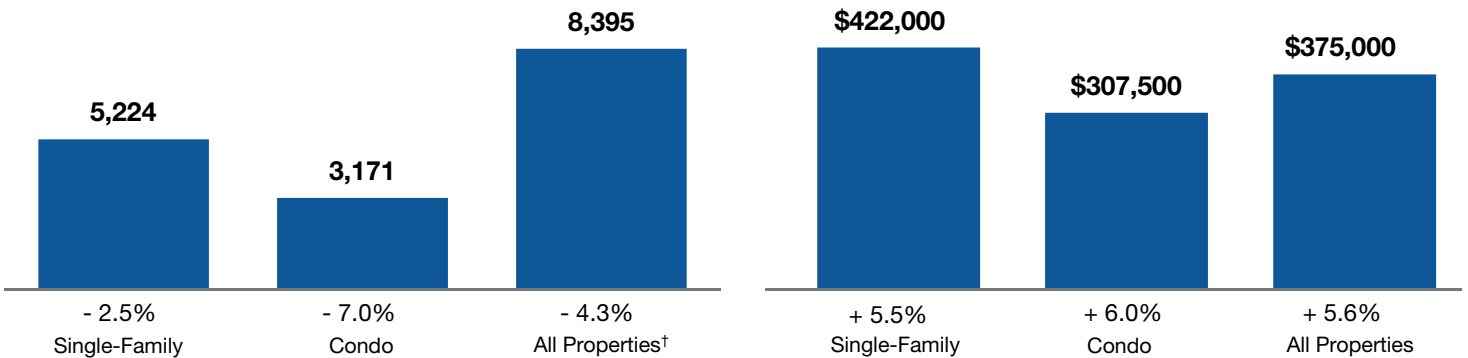
Key Metrics for All Properties	August			Year to Date		
	2024	2025	Percent Change	Thru Aug 2024	Thru Aug 2025	Percent Change
Closed Sales	8,768	8,395	- 4.3%	60,613	60,824	+ 0.3%
Previous Month's Closed Sales	9,081 in July 2024	9,129 in July 2025	+ 0.5%	51,845 in July 2024	52,429 in July 2025	+ 1.1%
Median Sales Price*	\$355,000	\$375,000	+ 5.6%	\$350,000	\$370,000	+ 5.7%
Inventory of Homes for Sale	15,006	14,312	- 4.6%	--	--	--
Days on Market Until Sale	20	22	+ 10.0%	24	25	+ 4.2%

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### Activity by Property Type for August 2025

#### Closed Sales

#### Median Sales Price



† For Closed Sales, All Properties is not necessarily a sum of Single-Family and Condo.

### Historical Median Sales Price

